



QUINCY PLANNING BOARD  
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DENNIS E. HARRINGTON  
Director

THOMAS P. KOCH  
Mayor

QUINCY PLANNING BOARD MEETING  
Wednesday, October 21, 2015

Regular meeting of the Quincy Planning Board will be held on  
Wednesday, October 21, 2015 at 7:00 PM.

**PLEASE NOTE LOCATION CHANGE:**

Meeting will be held at 34 Coddington Street, 1<sup>st</sup> Floor, Room 121,  
Quincy, Massachusetts 02169  
The Public is welcome to attend.

AGENDA

7:00 PM Call to Order by Chairman  
Vote on minutes of the September 9, 2015 Planning Board Meeting

7:05 PM **BUSINESS MEETING:**

7:05 PM **Public Hearing - 1073 Hancock Street – Site Plan/Special Permit - Planning Board Case No. 2015-32**

In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on **Wednesday, October 21, 2015 at 7:05 P.M. at 34 Coddington Street, 1<sup>st</sup> Floor, Room 121**, Quincy, MA, on the application of Haocheng Trading USA, Inc., 1073 Hancock Street, Unit 302, Quincy, MA 02169, for Special Permit under Quincy Zoning Ordinance Title 17, Section 3.1.3 (Major Nonresidential Use), and Special Permits under Quincy Zoning Ordinance Title 17, 5.1.17 (off-street parking), and 5.2.6 (loading requirements). The proposal is to convert an existing four (4)-story multi-tenant office building at 1073 Hancock Street, consisting of approximately seventeen thousand (17,000) square feet, to a thirty six (36) room hotel. The applicant also proposes improved landscaping, drainage, parking, and other site modifications. The property contains 17,856 square feet of land and is located at **1073 Hancock Street**. The land is within Business C Zoning District and is shown on Assessors Map 1153, Block 5, Lot A.

7:10 PM **Public Hearing - 100-134 Parkway – Site Plan/Special Permit - Planning Board Case No. 2015-46**

In accordance with the provisions of Chapter 40A, Section 11 MGL, and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on **Wednesday, October 21, 2015 at 7:10 P.M. at 34 Coddington Street, 1<sup>st</sup> floor, Room 121**, Quincy, MA, on the application of Andrian Shapiro of Atlantic-

2015 OCT -6 PM 4:02  
CITY CLERKS OFFICE  
QUINCY, MASS 02169

Quincy Realty, LLC, 20 Linden Street, Allston, MA 02134, for a Quincy Center Districts Special Permit Site Plan Review under section 17.8.3.6 of the Quincy Zoning Ordinance. The proposed renovation of the existing 13,329 gross square foot (g.s.f.) space includes existing exterior façade elements that will be updated as well as interior renovation for the purposes of accommodating the re-tenanting associated with an adult daycare facility located at **100-134 Parkingway**. The subject property is located within the Quincy Center Zoning District-15 as shown on Assessors Map 1148, Lot 37- A.

**7:15 PM**    **Continued Public Hearing – 143 & 147 Newbury Avenue– Site Plan/Special Permit – Planning Board Case No. 2015-35** (continued from September 9, 2015)  
In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will continue its public hearing on the application of Oranmore Enterprise, LLC c/o Brenco Construction Co., Inc., 74 Hillsdale Street, Dorchester, MA 02124, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review), and Special Permit under Quincy Zoning Ordinance Title 17, Section 5.1.17 (Parking).

**7:20 PM**    **Continued Public Hearing - 600R Crown Colony Drive – Site Plan/Special Permit - Planning Board Case No. 2014-01** (continued from September 9, 2015)  
In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will continue its public hearing on the application of Crown Colony Nominee Trust, John J. Flatley, Trustee, for approval under the Quincy Zoning Ordinance, Title 17, Section 9.5 (Site Plan Review).

**7:25 PM**    **Continued Public Hearing – 151 Granite Street – Site Plan/Special Permit - Planning Board Case #2015-37** (continued from August 12, 2015)  
In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will continue its public hearing on the application of Anton Cela, 287 Bolton Street, Boston, MA 02127, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review) and Special Permit under Quincy Zoning Ordinance Title 17, Section 5.1.17 (Parking Waiver).

**BUSINESS MEETING:**

- **New Business** – Quarry Hills II Residential Planned Unit Development - Discussion of Status Report.
- **New Business** – 118 Old Colony Avenue, 54 & 60 Warren Avenue, Planning Board Case No. 2015-40  
Review and Endorse Site Plan/Special Permit Decision.
- **New Business** – 150 Parkingway, Planning Board Case No. 2015-43  
Review and Endorse Site Plan/Special Permit Decision.
- **ANY OTHER RELATED BUSINESS PROPERLY PRESENTED TO THE BOARD**

**This Agenda is Subject to Change without Notice**